



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
CITY COUNCIL MEETING
October 14, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Regular meetings are held on the 2nd and 4th Tuesday of every month.

Regular meetings begin at 6:00 pm with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:00 pm prior to the closed session. In the event there is no business to be conducted in closed session, the Regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the Regular meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

To view the meeting live at 7:00 p.m.:

- City of Signal Hill website at www.cityofsignalhill.org, select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 74 or Frontier FiOS Channel 38.

To participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at cityclerk@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, October 14, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

MAYOR JONES
VICE MAYOR HANSEN
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER WOODS

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.9 ACRES OF CITY-OWNED LAND LOCATED AT THE 2400 BLOCK OF GARDENA AVENUE; HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN; APNS: 7214-005-900, 7214-005-901, 7214-005-902, 7214-005-903 AND 7214-005-904.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL, AVANT REAL ESTATE, SIGNAL HILL PETROLEUM, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

- b. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.6 ACRES OF CITY-OWNED, INDUSTRIAL OPEN SPACE ADJACENT TO I-405 FREEWAY; APN: 7212-001-933.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; CLEAR CHANNEL OUTDOOR HOLDINGS, INCORPORATED; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

- (4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**
- (5) **RECESS TO CLOSED SESSION**
- (6) **RECONVENE REGULAR MEETING – 7:00 P.M.**
- (7) **PLEDGE OF ALLEGIANCE**
- (8) **CLOSED SESSION REPORT**
- (9) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA
(SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**
- (10) **PRESENTATIONS**
 - a. A REPRESENTATIVE FROM THE MILLER CHILDREN'S & WOMEN'S HOSPITAL WILL PROVIDE AN OVERVIEW AND UPDATES REGARDING THE SERVICES THE ORGANIZATION PROVIDES TO SIGNAL HILL RESIDENTS.
 - b. MAJOR JONES WILL PRESENT A PROCLAMATION TO THE PUBLIC WORKS DEPARTMENT IN RECOGNITION OF WATER PROFESSIONALS WEEK, OCTOBER 14, 2025.
 - c. COMMUNITY DEVELOPMENT DIRECTOR COLLEEN T. DOAN WILL INTRODUCE THE NEW SENIOR BUILDING INSPECTOR, JOE CRUZ, AND THANK PRINCIPAL BUILDING INSPECTOR ERIC KRANDA FOR NEARLY FOUR YEARS OF SERVICE.
- (11) **PUBLIC HEARINGS**

- a. PUBLIC HEARING FOR CONDITIONAL USE PERMIT 25-01 FOR A NEW MONOPALM AT 2766 SAINT LOUIS AVENUE

Summary:

The City published Form of Notice: Notice in the Signal Tribune newspaper per Government Code §65091(a)(4) on October 3, 2025; and mailed the notice to property owners within a 300' radius of the subject site on October 3, 2025. The City also posted the Form of Notice in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on October 3, 2025.

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting approval of a Conditional Use Permit to install a new monopalm wireless telecommunication facility at the southeast corner of the property located at 2766 Saint Louis Avenue. The proposed monopalm would host twelve (12) new wireless telecommunication antennas. The project would have auxiliary equipment for the antennas and a standby gas generator for the auxiliary equipment.

Strategic Plan Goal(s):

Goal No. 4: Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Adopt the following Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONOPALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332.

(12) CITY MANAGER REPORTS

- a. PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH KITCHELL/CEM, INCORPORATED TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR THE CITY OF SIGNAL HILL AMPHITHEATER PROJECT

Summary:

The City Council adopted the Civic Center Master Plan on August 27, 2024, which designates the Signal Hill Amphitheater as Phase I of the Amphitheater Project implementation plan. On November 12, 2024, the City Council awarded a design contract to SVA Architects, Incorporated for the preparation of architectural and engineering plans and specifications for the Signal Hill Amphitheater Project. SVA Architects has now substantially completed the design work in close coordination with City staff and stakeholders. The Amphitheater project is ready to move forward to the bidding and construction phase.

The City Council will consider entering into a Professional Consultant Services Agreement with Kitchell/CEM, Incorporated for construction management services in the amount of \$429,454 for the Signal Hill Amphitheater Project. The City selected Kitchell/CEM, Incorporated through a competitive Request for Proposals process based on its proven expertise in managing similar public works and community facility projects. Approval of this agreement would allow pre-construction activities and project control processes to begin promptly, ensuring effective oversight of schedule, budget, and quality control through the end of the project.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

1. Authorize the City Manager to enter into a Professional Consultant Services Agreement with Kitchell/CEM, Incorporated to provide Construction Management Services for the Signal Hill Amphitheater Project, for a term of one year and a not-to-exceed contract amount of \$429,454, in a form approved by the City Attorney.
2. Authorize the City Manager, or his designee, to utilize a project contingency of up to 10% (\$42,945.40) and approve up to a 180-calendar day term extension to accommodate any unforeseen project conditions. The proposed contingency would bring the total contract agreement budget to \$472,399.40.

(13) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Council at one time without discussion. Any item may be removed by a Council Member for discussion.

- a. PUBLIC WORKS CONTRACT WITH MOHAWK COMMERCIAL, INCORPORATED FOR THE PURCHASE AND INSTALLATION OF CITY HALL FLOORING

Summary:

The City entered into an agreement with Mohawk Commercial, Incorporated (Mohawk) in February 2024 for the purchase and installation of new flooring as part of the City Hall Renovation Project. During the demolition of the window openings, staff discovered unforeseen structural conditions that delayed flooring installation, resulting in the original agreement with Mohawk to expire. Additionally, the extended timeline led to the discontinuation of the initially selected carpet and vinyl materials, requiring a revised proposal based on updated material selections and pricing. Staff recommends the City enter into a new agreement with Mohawk in the amount of \$157,373.54 for the purchase and installation of flooring at City Hall, with a term of 90 working days. If approved by the City Council, installation would begin in October 2025, with completion anticipated by February 2026.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

1. Authorize the City Manager to enter into a Public Works Contract with Mohawk Commercial, Incorporated, for a term of 90 working days in the amount of \$157,373.54, for the purchase and installation of new City Hall flooring.
 2. Authorize the Public Works Director/City Engineer to utilize a project contingency of up to 5% (\$7,868.68) and approve a 180-calendar day term extension to accommodate any unforeseen conditions. The proposed contingency would bring the total contract agreement budget to \$165,242.22.
- b. PROPOSED ACCEPTANCE OF OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT PROGRAM GRANT AND ADOPTION OF RESOLUTION APPROVING RELATED BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-2026

Summary:

The Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) awarded the Signal Hill Police Department a \$100,000 grant. The City's awarded STEP grant funding would allow the Police Department to carry out traffic safety enforcement targeting primary collision factors that contribute to traffic collisions, including driving under the influence. The grant would offset the cost of police overtime, training, and related supplies. Staff recommends the City Council adopt a resolution accepting the grant and authorizing a budget adjustment to increase grant revenue by \$10,000.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

Recommendations:

1. Authorize the City Manager, or his designee, to accept grant funding through the OTS STEP grant.

2. Adopt a Resolution, entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING RELATED BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-2026.

c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.

Strategic Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Receive and file.

d. WARRANT REGISTER PRESENTED OCTOBER 14, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and are requested to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register presented October 14, 2025.

e. APPROVAL OF MEETING MINUTES

Summary:

Special Meeting of September 18, 2025 and Regular Meeting of September 23, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the

effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

(14) COUNCIL AGENDA--NEW BUSINESS

COUNCIL MEMBER WOODS
COUNCIL MEMBER HONEYCUTT
COUNCIL MEMBER COPELAND
VICE MAYOR HANSEN
MAYOR JONES

(15) ADJOURNMENT

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, October 28, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC PARTICIPATION

Routine matters are handled most quickly and efficiently if contact is made with the City department directly concerned. However, if you would like to request that a matter be presented for City Council consideration, you may do so by writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials, is available on the City website on the Friday preceding the meeting.

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.